

Adopted at Meeting of 9/20/79

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF UNITED STATES OF AMERICA,
ACTING BY AND THROUGH U. S. DEPARTMENT OF AGRICULTURE,
SCIENCE AND EDUCATION ADMINISTRATION
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND PROPOSED DISPOSITION OF PARCEL P-7ag
IN THE SOUTH COVE URBAN RENEWAL AREA
PROJECT NO. MASS. R-92

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South Cove Urban Renewal Area, Project No. Mass. R-92 (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, state and federal laws; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of the urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the United States of America, acting by and through the U. S. Department of Agriculture, Science and Education Administration has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel P-7ag in the South Cove Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damages to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the United States of America, acting by and through the U. S. Department of Agriculture, Science and Education Administration, be and hereby is finally designated as Redeveloper of Parcel P-7ag in the South Cove Urban Renewal Area.

2. That it is hereby determined that the United States of America acting by and through the U. S. Department of Agriculture, Science and Education Administration, possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.

3. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

4. That the Final Working Drawings and Specifications submitted by the United States of America, acting by and through the U. S. Department of Agriculture, Science and Education Administration, for the development of Parcel P-7ag conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel P-7ag to the United States of America, acting by and through U. S. Department of Agriculture, Science and Education Administration, said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure). (Federal Form H-6004)





TUFTS UNIVERSITY

Office of the Vice President

September 17, 1979

Robert Ryan, Director
Boston Redevelopment Authority
One City Hall Square
Boston, Massachusetts 02201

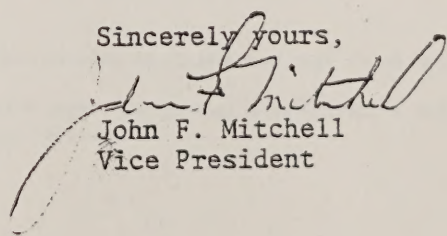
Dear Mr. Ryan:

The Tax Committee for Tufts New England Medical Center, of which I am a member representing Tufts University, has been meeting on a regular basis with Mitchell Fischman of your staff. Considerable progress has been made regarding payments in lieu of taxes by the Medical Center to the City for services.

In the case of the Nutrition Research Center Facility, Tufts University has supported and assisted the U. S. Department of Agriculture in securing Legislation and the Appropriation for its construction here in Boston. Because the U. S. Department of Agriculture has a very severe limitation in the amount of money they can spend for the acquisition of land, Tufts University has agreed to pay all costs for assembling the site for the Nutrition Center, even though the facility will be owned and controlled by the United States Government. The University does expect to receive a contract to operate this facility upon its completion. If this is the case, we will institute a preferential employment policy for Boston residents whenever possible. We are also in the process of reviewing the University's purchasing policies, with an eye to giving preference to Boston based businesses. We will expand this to include the Nutrition Research Center if we are involved in purchasing under the terms of our contract. A progress report will be submitted to the City by November 1980 and annually thereafter, showing the Nutrition Research Center's employment of City residents and non-residents, and summarizing volume of supplies and services purchased from resident firms.

I am optimistic that we will arrive at an equitable in lieu of tax payment schedule between Tufts New England Medical Center and the City of Boston in the near future.

Sincerely yours,


John F. Mitchell
Vice President

JFM:bks

PART I

HUD-6004
(9-69)REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: United States of America - acting by and through the U.S. Department of Agriculture, Science and Education Administration
b. Address and ZIP Code of Redeveloper:
14th and Independence Avenues, Southwest, Washington, D.C. 20250
c. IRS Number of Redeveloper:
N/A
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

BOSTON REDEVELOPMENT AUTHORITY*(Name of Local Public Agency)*in SOUTH COVE URBAN RENEWAL AREA MASS. R-92.*(Name of Urban Renewal or Redevelopment Project Area)*in the City of BOSTON, State of MASSACHUSETTS,
is described as follows²

DISPOSITION PARCEL P-7ag

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of the Federal Government:

- ☐ A corporation.
- ☐ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as
- ☐ A business association or a joint venture known as
- ☒ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:
N/A

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

N/A

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹ N/A
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body. N/A
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest. N/A
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest. N/A
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A

N/A

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

N/A

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.) N/A

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitations:

<u>TYPE AND SIZE OF DWELLING UNIT</u>	<u>ESTIMATED AVERAGE</u>	<u>ESTIMATED AVERAGE</u>
	<u>MONTHLY RENTAL</u>	<u>SALE PRICE</u>
	\$	\$

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I, ~~Mr.~~ Steven C. King

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my ~~own~~ knowledge and belief.²

Dated: August 16, 1979

Dated: _____

Steven C. King

Signature

Regional Administrator, SEA-NER
U.S. Department of Agriculture

Title

BARC-West

Beltsville, Maryland 20705

Address and ZIP Code

Signature

Title

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: Same as I
- b. Address and ZIP Code of Redeveloper: Same as I
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

BOSTON REDEVELOPMENT AUTHORITY

(Name of Local Public Agency)

in SOUTH COVE URBAN RENEWAL AREA MASS. R-92

(Name of Urban Renewal or Redevelopment Project Area)

in the City of BOSTON, State of MASSACHUSETTS,
is described as follows:

DISPOSITION PARCEL P-7ag

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☒ NO
If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.
4. a. The financial condition of the Redeveloper, as of 1/, 19____, is as reflected in the attached financial statement.
(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)
b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:
5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

N/A

1/ Funds for this project provided in the Agriculture, Rural Development and Related Agencies Appropriation Act for Fiscal Year 1979 - Public Law 95-448, approved October 11, 1978 (92 Stat. 1073).

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT

U.S. Treasury

\$ 21,100,000

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT

N/A

\$

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

MORTGAGES OR LIENS

N/A

\$

\$

7. Names and addresses of bank references:

U.S. Treasury

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

N/A

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

N/A

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

N/A

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

N/A

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☐ NO

If Yes, explain:

N/A

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____.

N/A

General description of such work:

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT

DATE TO BE
COMPLETED

N/A

e. Outstanding construction-contract bids of such contractor or builder:

HUO-6004
(7-69)

AWARDING AGENCY

AMOUNT
\$

DATE OPENED

N/A

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

N/A

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I ~~(X)~~1 Steven C. King

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my ~~own~~ knowledge and belief.²

Dated: August 16, 1979

Dated: _____

Steven C. King
Signature

Regional Administrator, SEA-NER
U.S. Department of Agriculture

Title

BARC-West
Beltsville, Maryland 20705

Address and ZIP Code

Signature

Title

Address and ZIP Code

¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department

SEPTEMBER 20, 1979

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: SOUTH COVE URBAN RENEWAL AREA R-92
DISPOSITION PARCEL P-7ag
FINAL DESIGNATION OF REDEVELOPER

-285/
9/20

At the meeting of February 2, 1978, the Board approved the tentative designation of the United States Department of Agriculture as the redeveloper of Disposition Parcel P-7ag in the South Cove Urban Renewal Area.

The subject parcel, P-7ag, containing approximately 13,000 square feet of land, is located at the corner of Stuart and Washington Streets in the South Cove Urban Renewal Area.

The Science and Education Administration of the Department of Agriculture and Tufts University have jointly programmed a Research Center which will be a major new national resource for the study of human nutrition, housing a multi-disciplinary research team. The Center will contain approximately 200,000 square feet, housed on 14 floors, at a cost not to exceed \$20,000,000.

A further 3,000 feet of land to the south of Parcel P-7ag will be conveyed by the New England Medical Center Hospital to the Redeveloper to complete the land assembly necessary for the Research Center site.

Since the date of tentative designation, the staff of the Authority has had meetings with Tufts University and the Department of Agriculture to identify feasible alternative approaches to developing an employment program designed to give preferential consideration to residents of Boston, and a purchasing program to give preference to Boston based businesses.

I am pleased to report that Tufts University has agreed to institute a preferential employment policy for Boston residents if it receives a contract from the Department of Agriculture to operate this facility upon completion. Tufts University is also committed to review University purchasing policies, with an eye to giving preference to Boston based businesses if the University is involved in purchasing under the terms of its expected contract with the Department of Agriculture.

Because the Department of Agriculture, a federal agency, is exempt from the payment of local property taxes, negotiation of an in lieu tax arrangement was not possible. The Authority's staff, however, has had a number of discussions with Tufts University to arrive at a method for determining in lieu of tax payments by Tufts to the City of Boston. The Authority is optimistic that an equitable in lieu of tax payment schedule will be arrived at between Tufts University and the City of Boston in the near future.

As the attached letter to the Director indicates, invitations for bids have already been distributed and it is urgent that construction begin as soon as possible.

The location of the Research Center on this site will greatly assist in the Authority's efforts to revitalize Stuart Street and is entirely consistent with the overall planning of the immediate locality.

Design controls have been established in cooperation with the Authority's Urban Design staff, the Department of Agriculture architectural staff and the Metropolitan Center (proposed expansion of the Music Hall project). The controls, which are a condition of this designation are:

- 1) The construction of a service road easement, 14 foot clear width by 14 feet clear height along the entire length of the western boundary of Parcel P-7ag; no alternative easement will be permitted;
- 2) Glass frontage along the entire length of Stuart Street (exclusive of service road) with public exhibition, lounge or similar public spaces behind;
- 3) Masonry faced facades (exclusive of windows).

Congress has approved the request of the Department of Agriculture to appropriate money for construction of the Research Center. The architects for the project are Shepley, Bulfinch, Richardson and Abbott. Gilbane Building Company will be contracting managers and oversee all construction phases.

The Final Drawings and Specifications have been approved by the Authority's Department of Urban Design.

An appropriate resolution is attached recommending the final designation of the United States of America, acting by and through the U.S. Department of Agriculture, Science and Education Administration, as Redevelopers of Disposition Parcel P-7ag in the South Cove Urban Renewal Area.

Attachment